

1 RICHARD K. UNO, Counsel III (SBN 98275)
2 Bureau of Real Estate
3 P. O. Box 137007
4 Sacramento, CA 95813-7007

5 Telephone: (916) 263-8670
6 (916) 263-3767 (Fax)
7 (916) 263-8679 (Direct)

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BUREAU OF REAL ESTATE
By B. Nicholas

8 BEFORE THE BUREAU OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Accusation of)
12) No. H- 6434 SAC
13 ADOBI VENTURES, INC.,)
14 And JUSTIN JAMES DOBRINSKI,) ACCUSATION
15 Respondents.)
16)

17 The Complainant, TRICIA D. PARKHURST, a Supervising Special Investigator
18 of the State of California, for Accusation against Respondents ADOBI VENTURES, INC.
19 (AV), and JUSTIN JAMES DOBRINSKI (DOBRINSKI), collectively RESPONDENTS, is
20 informed and alleges as follows:

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22 The Complainant makes this Accusation against RESPONDENTS in her official
23 capacity.

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25 At all times mentioned herein AV was and is presently licensed and/or has license
26 rights under the Real Estate Law, Part 1 of Division 4 of the California Business and Professions
27 Code (the Code) by the Bureau of Real Estate (Bureau) as a corporate real estate broker.

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1 3

2 At all times mentioned herein DOBRINSKI was licensed by the Bureau as a real
3 estate broker and as the designated broker/officer of AV. As the designated broker/officer,
4 DOBRINSKI was responsible, pursuant to Section 10159.2 of the Code, for the supervision of
5 the activities of the officers, agents, real estate licensees and employees of AV for which a real
6 estate license is required.

7 4

8 At no time mentioned herein, was J.D. Michael & Sons (M & S), a California
9 Corporation, licensed by the Bureau as a corporate real estate broker.

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11 At all times mentioned, RESPONDENTS engaged in the business of, acted in the
12 capacity of, advertised or assumed to act as a real estate brokers in the State of California,
13 within the meaning of Section 10131(b) of the Code, including the operation and conduct of a
14 property management business wherein RESPONDENTS leased, rented, or offered to lease or
15 rent, solicited listings for lease or rent, collected rents from tenants or lessees, or performed
16 other services for real property owners and tenants or lessees, all for or in expectation of
17 compensation.

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19 FIRST CAUSE OF ACTION

20 Complainant refers to Paragraphs 1 through 6, above, and incorporates the same,
21 herein.

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23 From March 21, 2014, continuing until at least May 23, 2016, M & S maintained
24 a website that solicited homeowners for property management, including marketing the property,
25 screening tenants, collecting rent and collecting deposits.

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2 Beginning on or about February 23, 2013, and continuing through August 23,
3 2015, AV added Michael and Sons as a DBA to its corporate real estate broker license.

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5 Although M & S conducted property management activities out of its office at 965
6 University Ave., St. 100, in Sacramento, California, AV failed to apply for a branch office
7 license for that address.

8 10

9 None of M & S's officers, directors or employees were licensed by the Bureau as
10 a real estate broker or real estate salesperson.

11 11

12 The activities of M & S, as described in Paragraphs 1 through 11, above,
13 constitute property management activities which require a license under the provisions of Code
14 Sections 10131(b), during a period of time when M & S was not licensed by the Bureau of Real
15 Estate in any capacity, in violation of Code Section 10130. As to AV and DOBRINSKI, the
16 activities of as described in Paragraphs 1 through 11, above constitute violations of and are
17 grounds for discipline under Sections 10137(compensating unlicensed person), 10176(a)
18 (substantial misrepresentation), 10176(c) (continued flagrant course of misrepresentation) and
19 10176(i) (other conduct constituting fraud or dishonest dealing) of the Code.

20 SECOND CAUSE OF ACTION

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22 Complainant refers to Paragraphs 1 through 12, above, and incorporates the same,
23 herein.

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25 At all times herein above mentioned, DOBRINSKI was responsible as the
26 designated officer for AV, for the supervision and control of the activities conducted on behalf of
27 AV's business by its employees, including those activities of M & S, which was allowed to

1 operate under AV's real estate broker license. DOBRINSKI failed to exercise reasonable
2 supervision and control over the real estate activities of AV. In particular, DOBRINSKI
3 permitted, ratified and/or caused the conduct described above, to occur, and failed to take
4 reasonable steps, including but not limited to handling of trust funds, supervision of employees,
5 and the implementation of policies, rules, and systems to ensure the compliance of the business
6 with the Real Estate Law and the Regulations.

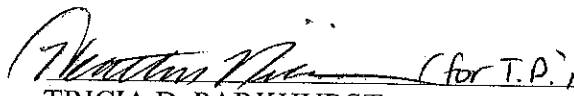
7 14

8 The above acts and/or omissions of DOBRINSKI violate Section 10159.2
9 (responsibility/directing officer) of the Code and Section 2725 (broker supervision) of the
10 Regulations and constituted grounds for disciplinary action under the provisions of Section
11 10177(d) (willful disregard/violation of Real Estate Law) and 10177(h) (broker supervision) of
12 the Code.

13 15

14 Section 10106 of the Code provides, in pertinent part, that in any order issued
15 in resolution of a disciplinary proceeding before the Bureau, the commissioner may request the
16 administrative law judge to direct a licensee found to have committed a violation of this part to
17 pay a sum not to exceed the reasonable costs of the investigation and enforcement of the case.

18 WHEREFORE, Complainant prays that a hearing be conducted on the allegations
19 of this Accusation and that upon proof thereof a decision be rendered imposing disciplinary
20 action against all licenses and license rights of Respondent under the Real Estate Law (Part 1 of
21 Division 4 of the Business and Professions Code), for the cost of investigation, cost of
22 enforcement of this action, the cost of the audit, and for such other and further relief as may be
23 proper under other provisions of law.

24  (for T.P.),
25 TRICIA D. PARKHURST
26 Supervising Special Investigator

27 Dated at Sacramento, California,

this 18th day of July, 2016.